

2010 PHA 5-Year and Annual Plan Version 1

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: The Housing Authority of the City of Lincolnton, Lincolnton, GA PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Troubled <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2010					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 60 Number of HCV units: N/A					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Housing Authority of the City of Lincolnton is to provide quality, affordable housing and services in an efficient and creative manner.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHMENTS					
6.0	PHA Plan Update **NO CHANGES **THE PLAN IS AVAILABLE FOR REVIEW AT THE PHA MAIN OFFICE LOCATED AT: 311 MOSS STREET; LINCOLNTON, GA 30817 **SEE SECTION 6.0 (13) FOR VAWA					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> N/A					
8.0	Capital Improvements. <i>Please complete Parts 8.1 through 8.3, as applicable.</i>					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. <i>As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</i> SEE ATTACHMENTS					
8.2	Capital Fund Program Five-Year Action Plan. <i>As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</i> SEE ATTACHMENTS					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. **THIS SECTION IS NOT APPLICABLE TO THIS AUTHORITY**					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**					

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**</p> <p>(c) N/A</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. The PHA did not receive any comments.</p> <p>_____ Executive Director</p> <p>(g) Challenged Elements The PHA did not have any challenged elements.</p> <p>_____ Executive Director</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) SEE ATTACHMENT SECTION 8.1 **NOTE-HARD COPIES OF ALL BUDGETS WITH ORIGINAL SIGNATURES WILL BE MAILED TO LOCAL HUD OFFICE**</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) SEE ATTACHMENT SECTION 8.2 **NOTE-HARD COPIES OF ALL BUDGETS WITH ORIGINAL SIGNATURES WILL BE MAILED TO LOCAL HUD OFFICE**</p>

ATTACHMENTS

5.2-Goals

Goal One: Manage the Housing Authority of the City of Lincolnton's Public Housing Program in an efficient and effective manner.

Objectives:

The Housing Authority shall continue to strive to be recognized as a High Performer. This is an ongoing objective.

The Housing Authority shall achieve and maintain an occupancy rate no lower than 97 percent. Our occupancy rate as of July 1, 2010 is 98% with 1 vacant unit.

Goal Two: Enhance the marketability of the Housing Authority of the City of Lincolnton's Public Housing Units.

Objectives:

The Housing Authority shall achieve proper curb appeal for its public housing development by improving its landscaping, keeping the grass cut, making the property litter-free and through other actions. This is an ongoing objective.

Goal Three: Deliver timely and high quality service to residents of the Housing Authority of the City of Lincolnton.

Objectives:

The Housing Authority shall continue to maintain a response time of 24 hours in responding to emergency and non-emergency work orders. This is an ongoing objective.

6.0 (13)-Violence Against Women

LINCOLN TON HOUSING AUTHORITY (LHA) VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth LHA’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by LHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by LHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between LHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by LHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by LHA.

III. Other LHA Policies and Procedures

This Policy shall be referenced in and attached to LHA’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of LHA’s Admissions and Continued Occupancy Policy. LHA’s annual public housing agency plan shall also contain information concerning LHA’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of LHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. *Dating Violence* – means violence committed by a person-

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means -

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance.* LHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. *Admissions Preference.* Applicants for housing assistance from LHA will receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking]. This preference is particularly described as follows: [insert description including any requirements with respect to evidence of past domestic violence incidents, etc.]

B. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, LHA, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, LHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. LHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by LHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by LHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of LHA' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither RHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of LHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or LHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, LHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by LHA. Leases used for all public housing operated by LHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by LHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, LHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., LHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by LHA. Section 8 owners or managers receiving rental assistance administered by LHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to LHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to LHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to LHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by LHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of LHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to LHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by LHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, LHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* LHA will act upon such an application promptly [alternatively, insert a number of business days].
- C. *No right to transfer.* LHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of LHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family rent obligations.* If a family occupying LHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by LHA. In cases where LHA determines that the family's decision to move was reasonable under the circumstances, LHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

A. Court orders. *It is LHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by LHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.*

B. Family break-up. *Other LHA policies regarding family break-up are contained in RHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.*

XI. Relationships with Service Providers

It is the policy of LHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If LHA staff become aware that an individual assisted by LHA is a victim of domestic violence, dating violence or stalking, LHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring LHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. LHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which LHA has referral or other cooperative relationships.

XII. Notification

LHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by LHA as approved by the LHA Board of Commissioners.

8.1-Capital Fund Program Annual Statement/Performance and Evaluation Report-50075.1

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Lincolnton, Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150110 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$45,475.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00			
10	1460 Dwelling Structures	\$36,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$99,475.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Lincolnton, Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150110 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ⁵	Funds Obligated ⁶	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	60	\$45,475.00				
	SUBTOTAL			\$45,475.00				
	<u>Fees and Costs</u>							
PHA-Wide	<u>a. Architectural Fees</u>	1430.1	60	\$5,000.00				
	Architect's fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.							
	Subtotal			\$5,000.00				
PHA-Wide	<u>b. Consultant Fees</u>	1430.2	60	\$2,500.00				
	Hire Consultant to assist with preparation and submittal of required Agency Plans. Fees to be negotiated. Contract Labor.							
	Subtotal			\$2,500.00				
	SUBTOTAL			\$7,500.00				
	<u>Site Improvements</u>							
PHA-Wide	Sidewalk repairs (Phase I)	1450	LS	\$10,000.00				
	SUBTOTAL			\$10,000.00				
	<u>Dwelling Structures</u>							
AMP GA21100001 (Old Site 2)	Install ceiling lights in living rooms	1460	30 Units	\$36,500.00				
	SUBTOTAL			\$36,500.00				
	GRAND TOTAL			\$99,475.00				

GA211-1=30 Units

GA211-2=30 Units

⁵ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

⁶ To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: Housing Authority of the City of Lincolnton, Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S21150109 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Based on Budget Revision #1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁷	
		Original	Revised ⁸	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ⁹				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$8,750.00		\$8,750.00	\$5,425.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$116,779.00		\$116,779.00	\$81,671.28
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁰				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$125,529.00		\$125,529.00	\$87,096.28
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date

⁷ To be completed for the Performance and Evaluation Report.

⁸ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

⁹ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

¹⁰ RHF funds shall be included here.

Part II: Supporting Pages					3/31/10 Based on Budget Revision #1			
PHA Name: Housing Authority of the City of Lincolnton, Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S21150109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹¹	Funds Obligated ¹²	Funds Expended ²	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract labor.	1430.1	60 Units	\$8,750.00		\$8,750.00	\$5,425.00	In Progress
	Subtotal			\$8,750.00		\$8,750.00	\$5,425.00	
PHA-WIDE	b. Consultant Fees Hire consultant to assist with preparation of ARRA Grant Budget.	1430.2	60 Units	\$0.00		\$0.00	\$0.00	Deleted
	Subtotal			\$0.00		\$0.00	\$0.00	
	SUBTOTAL			\$8,750.00		\$8,750.00	\$5,425.00	
	<u>DWELLING STRUCTURES</u>							
PHA-WIDE	a. Replace windows & install security screens (Phase I)	1460	60 Units	\$81,779.00		\$81,779.00	\$79,871.28	In Progress
	Subtotal			\$81,779.00		\$81,779.00	\$79,871.28	
PHA-WIDE	b. Install security screen doors (Phase I) (Contract =\$35,000.00)	1460	60 Units	\$35,000.00		\$35,000.00	\$1,800.00	In Progress
	Subtotal			\$35,000.00		\$35,000.00	\$1,800.00	
	SUBTOTAL			\$116,779.00		\$116,779.00	\$81,671.28	
	GRAND TOTAL			\$125,529.00		\$125,529.00	\$87,096.28	

¹¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: The Housing Authority of the City of Lincolnton; Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150109 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹³	
		Original	Revised ¹⁴	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ¹⁵	\$28,834.00	\$28,834.00	\$28,834.00	\$28,834.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,000.00	\$5,500.00	\$2,000.00	\$2,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,000.00	\$1,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$37,241.00	\$40,203.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$25,000.00	\$23,538.00	\$23,538.00	\$23,538.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁶				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$99,075.00	\$99,075.00	\$54,372.00	\$54,372.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	

¹³ To be completed for the Performance and Evaluation Report.

¹⁴ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹⁵ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

¹⁶ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages						3/31/10 Budget Revision #2		
PHA Name: The Housing Authority of the City of Lincolnton; Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150109 Replacement Housing Factor Grant No		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹⁷	Funds Obligated ¹⁸	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	60	\$28,834.00	\$28,834.00	\$28,834.00	\$28,834.00	Completed
	SUBTOTAL			\$28,834.00	\$28,834.00	\$28,834.00	\$28,834.00	
	<u>Fees and Costs</u>							
PHA-Wide	<u>a. Architectural Fees</u>	1430.1	60	\$5,000.00	\$3,500.00	\$0.00	\$0.00	Contracting
	Architect's fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.							
	Subtotal			\$5,000.00	\$3,500.00	\$0.00	\$0.00	
	SUBTOTAL			\$7,000.00	\$5,500.00	\$2,000.00	\$2,000.00	
	<u>Site Improvements</u>							
PHA-Wide	Add signage, drop box and flag pole	1460	LS	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	SUBTOTAL			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
PHA-Wide	a. Replace windows & install security screens (Phase II Moved to 2008)	1460	60 Units	\$0.00	\$10,661.29	\$0.00	\$0.00	Added back in
	*add back in for Phase III Final payments with Fung. from 2008 & 2009 ARRA.							
	Subtotal			\$0.00	\$10,661.29	\$0.00	\$0.00	

¹⁷ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹⁸ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages					3/31/10 Budget Revision #2			
PHA Name: The Housing Authority of the City of Lincolnton; Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150109 Replacement Housing Factor Grant No		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹⁷	Funds Obligated ¹⁸	Funds Expended ²	
AMP GA21100001 (Old Site 2)	b. Combine existing fan & light on one switch	1460	30 Units	\$3,000.00	\$3,000.00	\$0.00	\$0.00	No Progress
	Subtotal			\$3,000.00	\$3,000.00	\$0.00	\$0.00	
AMP GA21100001 (Old Site 2)	c. Add Replace ceilings w/fung. from 2008.	1460	30 Units	\$19,241.00	\$15,541.71	\$0.00	\$0.00	No Progress
	Subtotal			\$19,241.00	\$15,541.71	\$0.00	\$0.00	
AMP GA21100001 (Old Site 1)	d. Add install vent fans in bathrooms w/fung. from 2008.	1460	30 Units	\$10,000.00	\$8,000.00	\$0.00	\$0.00	No Progress
	Subtotal			\$10,000.00	\$8,000.00	\$0.00	\$0.00	
AMP GA21100001 (Old Site 2)	e. Add additional insulation in attics w/fung. from 2008.	1460	30 Units	\$5,000.00	\$3,000.00	\$0.00	\$0.00	No Progress
	Subtotal			\$5,000.00	\$3,000.00	\$0.00	\$0.00	
	SUBTOTAL			\$37,241.00	\$40,203.00	\$0.00	\$0.00	
	<u>Non-Dwelling Equipment</u>							
PHA-WIDE	Add purchase of maintenance equipment w/fung. From 2009 5-Yr. Action Plan.	1470	60	\$25,000.00	\$23,538.00	\$23,538.00	\$23,538.00	Completed
	SUBTOTAL			\$25,000.00	\$23,538.00	\$23,538.00	\$23,538.00	
	GRAND TOTAL			\$99,075.00	\$99,075.00	\$54,372.00	\$54,372.00	

Part I: Summary						
PHA Name: The Housing Authority of the City of Lincolnton; Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150108 Date of CFFP:		Replacement Housing Factor Grant No:		FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹⁹		
		Original	Revised ²⁰	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) ²¹	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$7,204.00	\$7,204.00	\$7,204.00	\$4,037.14	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$71,966.00	\$71,966.00	\$71,966.00	\$2,476.29	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ²²					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$99,170.00	\$99,170.00	\$99,170.00	\$26,513.43	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		Date

¹⁹ To be completed for the Performance and Evaluation Report.

²⁰ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²¹ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

²² RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages				Budget Revision #3 3/31/10				
PHA Name: The Housing Authority of the City of Lincolnton; Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150108 Replacement Housing Factor Grant No		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	60	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	Completed
	SUBTOTAL			\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
	<u>Fees and Costs</u>							
GA211-1	<u>a. Architectural Fees</u>	1430.1	30	\$2,852.00	\$2,852.00	\$2,852.00	\$1,268.57	In Progress
GA211-2	Architect's fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	30	\$2,852.00	\$2,852.00	\$2,852.00	\$1,268.57	In Progress
	Subtotal			\$5,704.00	\$5,704.00	\$5,704.00	\$2,537.14	
GA211-1	<u>b. Consultant Fees</u>	1430.2	30	\$750.00	\$750.00	\$750.00	\$750.00	Completed
GA211-2	Hire Consultant to assist with preparation and submittal of required Agency Plans. Fees to be negotiated. Contract Labor.	1430.2	30	\$750.00	\$750.00	\$750.00	\$750.00	Completed
	Subtotal			\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
	SUBTOTAL			\$7,204.00	\$7,204.00	\$7,204.00	\$4,037.14	
	<u>Dwelling Structures</u>							
GA211-2	a. Replace kitchen cabinets and install range hoods. (Phase IV)	1460	4	\$2,476.29	\$2,476.29	\$2,476.29	\$2,476.29	Completed
	Subtotal			\$2,476.29	\$2,476.29	\$2,476.29	\$2,476.29	
GA211-2	b. Replace ceilings	1460	30	\$0.00	\$0.00	\$0.00	\$0.00	Deferred to 2009 CFP
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	

²³ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²⁴ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages				Budget Revision #3 3/31/10				
PHA Name: The Housing Authority of the City of Lincolnton; Lincolnton, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P21150108 Replacement Housing Factor Grant No		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
GA211-2	c. Add additional insulation in attics.	1460	30	\$0.00	\$0.00	\$0.00	\$0.00	Deferred to
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	2009 CFP
GA211-2	d. Install new ceiling lights in living rooms.	1460	30	\$0.00	\$0.00	\$0.00	\$0.00	Deferred to
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	2010 CFP
GA211-1	e. Install vent fans in bathrooms.	1460	30	\$0.00	\$0.00	\$0.00	\$0.00	Deferred to
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	2009 CFP
PHA-Wide	f. Add install security screen doors w/fung. from 2009 5-yr. action Plan (Phase II) (Phase I to be Done w/2009 ARRA funds)	1460	60 units	\$8,339.71	\$0.00	\$0.00	\$0.00	All done with ARRA funds
	Subtotal			\$8,339.71	\$0.00	\$0.00	\$0.00	
GA211-2	g.Add replace windows and install security screens @002 w/fung. from the 2009 CFP Annual Statement in the 2009 Annual Plan (Phase II for 30 units @002)(Phae I for 30 units @001 to be Done w/2009 ARRA funds)	1460	60 Units total to be done Phase I & Phase II	\$61,150.00	\$57,818.58	\$57,818.58	\$0.00	Contracted
	Subtotal			\$61,150.00	\$57,818.58	\$57,818.58	\$0.00	
GA211-1	h. Add replace window screens w/fung. from 2009 ARRA for balance of Phase I.		60 Units total to be done Phase I & Phase II	\$0.00	\$11,671.13	\$11,671.13	\$0.00	Added/ Contracted
	Subtotal			\$0.00	\$11,671.13	\$11,671.13	\$0.00	
	SUBTOTAL			\$71,966.00	\$71,966.00	\$71,966.00	\$2,476.29	
	GRAND TOTAL			\$99,170.00	\$99,170.00	\$99,170.00	\$26,513.43	

8.2-Capital Fund Program Five Year Action Plan-50075.2

Part I: Summary						
PHA Name/Number: The Housing Authority of the City of Lincolnton; Lincolnton, Georgia/GA211			Locality: Lincolnton, Georgia		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number GA211	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$68,500.00	\$55,000.00	\$68,500.00	\$33,500.00
C.	Management Improvements		\$0.00	\$2,500.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$11,000.00	\$0.00	\$35,000.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00
G.	Operations		\$19,475.00	\$19,475.00	\$19,475.00	\$19,475.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$99,475.00	\$99,475.00	\$99,475.00	\$99,475.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$99,475.00	\$99,475.00	\$99,475.00	\$99,475.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	AMP-GA211000001			AMP-GA211000001		
Statement	(PHA-Wide)			(Old Site 1)		
	Install Vandal Resistant Window Screens (Phase II)	30 Units	\$58,500.00	Add Fluorescent Lights in Kitchens & Bathrooms	30 Units	\$10,000.00
	Landscaping	60 Units	\$10,000.00	Install S.S. Security Screen Doors (Phase II)	15 Units	\$34,000.00
				Repair Interior Walls & Ceilings & Paint	30 Units	\$11,000.00
	Subtotal of Estimated Cost		\$68,500.00	Subtotal of Estimated Cost		\$55,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	AMP-GA211000001			AMP-GA211000001		
	(Old Site 1)			(PHA-Wide)		
	Replace Rear Entry Doors	30 Units	\$21,500.00	Sidewalk Repair (Phase II)	LS	\$5,000.00
				Replace Gas Meters and Regulators	60 Units	\$10,000.00
	AMP-GA211000001			Subtotal		\$23,500.00
	(Old Site 2)					
	Install S.S. Security Screen Doors (Phase II)	30 Units	\$14,000.00	AMP-GA211000001		
	Replace Washing Machine Outlets	30 Units	\$8,000.00	(Old Site 2)		
	Install Fluorescent Lights in Baths	30 Units	\$11,000.00	Repair Interior Walls & Ceilings & Paint	30 Units	\$10,000.00
	Begin Installation of VCT Floors (Phase I)	15 Units	\$14,000.00			
	Subtotal		\$47,000.00			
	Subtotal of Estimated Cost		\$68,500.00	Subtotal of Estimated Cost		\$33,500.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual			AMP-GA21100001	
Statement			(PHA-Wide)	
			Management Training	\$2,500.00
	Subtotal of Estimated Cost	\$0.00	Subtotal of Estimated Cost	\$2,500.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				

9.0-Housing Needs

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	24		8
Extremely low income <=30% AMI	12	50%	
Very low income (>30% but <=50% AMI)	12	50%	
Low income (>50% but <80% AMI)	0	0	
Families with children	12	50%	
Elderly families	7	29%	
Families with Disabilities	5	21%	
Race/ethnicity White	12	50%	
Race/ethnicity Black	12	50%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	11	46%	
2 BR	5	21%	
3 BR	5	21%	
4 BR	3	12%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 Month			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

The median income for the State of Georgia is \$54,911 and the median income for Lincolnton, GA is \$35,749. Therefore, there is a need for affordable housing in our jurisdiction. The waiting list is reflective of the housing needs in the PHA's jurisdiction. The Housing Authority plans to address the needs of this community by continuing good management and maintenance practices to ensure that all units are ready and prepared for occupancy. The Housing Authority participates in the Consolidated Plan Development process to ensure coordination with broader community strategies.

9.1-Strategy for Addressing Housing Needs

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

The Lincoln Housing Authority has several strategies to address the needs of families in our jurisdiction and on our waiting list. We will maximize the number of affordable units available to the PHA within its current resources by employing effective maintenance and management policies to minimize the number of public housing units off-line, by reducing turnover time for vacated units, by undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required, and by participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

We will also try to target available assistance to families at or below 30% of AMI by adopting rent policies to support and encourage work, target families at or below 50% of AMI by employing admissions preferences aimed at families who are working and by adopting rent policies to support and encourage work and target the elderly and disabled by employing admissions preferences for the elderly and disabled.

The Lincoln Housing Authority has its ACOP available for review at the main PHA office which describes the above mentioned policies and preferences.

Some of the factors that influenced our selection of strategies are the extent to which particular housing needs are met by other organizations in the community and the influence of the housing market on PHA programs.

10.0 (a)-Additional Information-Progress In Meeting Missions & Goals

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

Goal One: Manage the Housing Authority of the City of Lincoln's Public Housing Program in an efficient and effective manner.

Objectives:

The Housing Authority shall continue to strive to be recognized as a High Performer. This is an ongoing objective.

Progress: The Housing Authority has maintained High Performer Status.

The Housing Authority shall achieve and maintain an occupancy rate no lower than 97 percent. Our occupancy rate as of May 1, 2005 is 88.3% with 7 vacant units.

Progress: The Housing Authority has maintained an occupancy rate above 97%.

The Housing Authority shall affirmatively market the availability of its units in the community through radio announcements, newspaper advertising and meeting with special interest groups. This is an ongoing objective.

Progress: The Housing Authority has made no progress on this goal and has removed this as a future goal due to staffing constraints.

Goal Two: Enhance the marketability of the Housing Authority of the City of Lincolnton's Public Housing Units.

Objectives:

The Housing Authority shall achieve proper curb appeal for its public housing development by improving its landscaping, keeping the grass cut, making the property litter-free and through other actions. This is an ongoing objective.

Progress: The Housing Authority has achieved this goal and continues to maintain its properties to enhance Housing Authority marketability.

Goal Three: Deliver timely and high quality service to residents of the Housing Authority of the City of Lincolnton.

Objectives:

The Housing Authority shall continue to maintain a response time of 24 hours in responding to emergency work orders. This is an ongoing objective.

Progress: The Housing Authority has maintained a 24 hour response time.

The Housing Authority shall continue to maintain a response time of two days or less in responding to non-emergency work orders. This is an ongoing objective.

Progress: The Housing Authority has maintained a 24 hour response time.

10.0 (b)-Significant Amendement and Substantial Deviation/Modification

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

a. Substantial Deviation from the 5-Year Plan

Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

b. Significant Amendment or Modification to the Annual Plan

Significant amendments or modifications are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.